

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Sharon Holman
Our Ref:	ET/DC/DB/P/2024/0073 Rev B	Your Ref:	P/2024/0073
Date:	22 July 2024		

TOWN AND COUNTRY PLANNING ACT 1990

ESTYNIAD DEULAWR I'R CEFN, YN CYNNWYS BALCONI, GAREJ DEULAWR CYSYLLTIEDIG A WALIAU A GATIAU MYNEDIAD NEWYDD / TWO STOREY REAR EXTENSION INCLUDING BALCONY, TWO STOREY LINKED GARAGE AND NEW FRONT ENTRANCE WALLS AND GATES

HUDSON HEIGHTS WYNNSTAY LANE MARFORD WREXHAM
Grid Ref: E 336278.46 N 354725

Further to our Rev A response dated 20 June 2024 I confirm having met the applicant on site today on 3rd July 24, and agreed the extent of trimming the hedge back to enable an improvement in visibility splays in an effort to return the hedge back to the original line.

Hudson Hill

The agreed improvement involved cutting into the hedge by circa 300mm at one point, which we estimate would provide an improvement of circa 5m in visibility splay to the west of the Hudson Hill junction. I estimate this then would be close to 20 m.

With respect to the driveway splay, we agreed an improvement trimming the laurel hedge to the west back to the assumed neighbours boundary, marked by a timber fence post. We estimated this would improve the existing visibility from 6m to 15m using a standard set back of 2m for a drive.

These remain below the desired standards for a 20 mph highway, but given the observed speeds and the fact this is an improvement to the existing, I have no objection to the proposal, subject to the applicant confirming agreement to carry out the improvement to the hedges and maintaining them accordingly (for their own benefit when entering and exiting)



Chief Officer, Environment & Technical

Appendix

Highways Development Control Standard Advisory Note

In the interests of maintaining highway safety, and to avoid obstruction of the public highway (in contravention of the Highways Act), The Applicant is advised to coordinate with the highway authority at highwayroadworks@wrexham.gov.uk in advance of commencement of the development/works with respect to:

- 1. Skip, scaffolding, hoarding or A frame/signage (Permit required for these items, if on the public highway);*
- 2. Use of a parking space for a set down/delivery area;*
- 3. Record a dilapidation survey of the adjacent carriageway prior to commencement (to avoid being asked to repair damage by the Applicant whilst carrying out their works);*
- 4. If any lane closure or obstruction of the highway is required for a crane or similar;*
- 5. Protection against dust and debris blowing onto the public highway*
- 6. Construction traffic parking locally avoiding nuisance to others;*
- 7. If the Applicant's scope of work includes new apparatus in the highway, such as new mains services then a Section 50 licence will be required. Insurances and demonstration of competency to carry out works in the public highway will be required.*
- 8. Lowering of kerbs or minor pavement alterations require Section 184 agreement. Insurances and demonstration of competency to carry out works in the public highway will be required.*
- 9. A section 278 agreement works agreement is required for more significant alterations to the existing highway*
- 10. Any temporary works affecting traffic lights, [pedestrian/cycle road crossings, or bus stops require pre-planning and permits;*
- 11. For applications with a private driveway (either existing or proposed) connecting onto the public highway, the following conditions of approval apply:*
 - No surface water from the applicants site should be allowed to drain onto the public highway,*
 - The first 5m* minimum (for residential property) should be hard paved, avoiding gravel or loose chippings from spreading.*
 - No gate should be built in a location where it would result in a car obstructing the highway whilst being unlocked, and it should not swing out and over a pavement or any other part of the highway.*

**The hard paved length and set back if required is subject to the applicants proposed vehicular length*

The applicants should allow a minimum of 4 weeks' notice for any of the above standard requirements, and 6-8 weeks for lane closures & road closures (lead times may change without notice subject to workload and complexity). Any works involving Trunk roads should be coordinated separately and directly with the North & Mid Wales trunk Road Agency. For larger sites with a significant impact upon the highway, a Construction Traffic Management Plan will be required.